

Fill in this information to identify the case:

Debtor name **Chicago South Loop Hotel Owner, LLC**

United States Bankruptcy Court for the: **NORTHERN DISTRICT OF ILLINOIS**

Case number (if known) **23-02595**

☐ Check if this is an amended filing

Official Form 202

Declaration Under Penalty of Perjury for Non-Individual Debtors

12/15

An individual who is authorized to act on behalf of a non-individual debtor, such as a corporation or partnership, must sign and submit this form for the schedules of assets and liabilities, any other document that requires a declaration that is not included in the document, and any amendments of those documents. This form must state the individual's position or relationship to the debtor, the identity of the document, and the date. Bankruptcy Rules 1008 and 9011.

WARNING -- Bankruptcy fraud is a serious crime. Making a false statement, concealing property, or obtaining money or property by fraud in connection with a bankruptcy case can result in fines up to \$500,000 or imprisonment for up to 20 years, or both. 18 U.S.C. §§ 152, 1341, 1519, and 3571.

Declaration and signature

I am the president, another officer, or an authorized agent of the corporation; a member or an authorized agent of the partnership; or another individual serving as a representative of the debtor in this case.

I have examined the information in the documents checked below and I have a reasonable belief that the information is true and correct:

- ☒ *Schedule A/B: Assets—Real and Personal Property* (Official Form 206A/B)
- ☒ *Schedule D: Creditors Who Have Claims Secured by Property* (Official Form 206D)
- ☒ *Schedule E/F: Creditors Who Have Unsecured Claims* (Official Form 206E/F)
- ☒ *Schedule G: Executory Contracts and Unexpired Leases* (Official Form 206G)
- ☒ *Schedule H: Codebtors* (Official Form 206H)
- ☒ *Summary of Assets and Liabilities for Non-Individuals* (Official Form 206Sum)
- ☐ *Amended Schedule*
- ☒ *Chapter 11 or Chapter 9 Cases: List of Creditors Who Have the 20 Largest Unsecured Claims and Are Not Insiders* (Official Form 204)
- ☐ Other document that requires a declaration

I declare under penalty of perjury that the foregoing is true and correct.

Executed on **March 22, 2023**

X /s/ Todd Hansen

Signature of individual signing on behalf of debtor

Todd Hansen

Printed name

Manager

Position or relationship to debtor

Fill in this information to identify the case:Debtor name **Chicago South Loop Hotel Owner, LLC**United States Bankruptcy Court for the: **NORTHERN DISTRICT OF ILLINOIS**Case number (if known) **23-02595**☐ Check if this is an amended filing**Official Form 206A/B****Schedule A/B: Assets - Real and Personal Property**

12/15

Disclose all property, real and personal, which the debtor owns or in which the debtor has any other legal, equitable, or future interest. Include all property in which the debtor holds rights and powers exercisable for the debtor's own benefit. Also include assets and properties which have no book value, such as fully depreciated assets or assets that were not capitalized. In Schedule A/B, list any executory contracts or unexpired leases. Also list them on *Schedule G: Executory Contracts and Unexpired Leases* (Official Form 206G).

Be as complete and accurate as possible. If more space is needed, attach a separate sheet to this form. At the top of any pages added, write the debtor's name and case number (if known). Also identify the form and line number to which the additional information applies. If an additional sheet is attached, include the amounts from the attachment in the total for the pertinent part.

For Part 1 through Part 11, list each asset under the appropriate category or attach separate supporting schedules, such as a fixed asset schedule or depreciation schedule, that gives the details for each asset in a particular category. List each asset only once. In valuing the debtor's interest, do not deduct the value of secured claims. See the instructions to understand the terms used in this form.

Part 1: Cash and cash equivalents**1. Does the debtor have any cash or cash equivalents?**

- ☐ No. Go to Part 2.
☒ Yes Fill in the information below.

All cash or cash equivalents owned or controlled by the debtor**Current value of debtor's interest****3. Checking, savings, money market, or financial brokerage accounts (Identify all)**

Name of institution (bank or brokerage firm)

Type of account

Last 4 digits of account number

Pan American Bank
Money in the account belongs to Debtor, however account is in the name of Chicago South Loop Hotel, LLC

3.1.

Checking**6901****\$45,217.00****4. Other cash equivalents (Identify all)**4.1. **Interest reserve held by Rialto Capital Advisors, LLC****\$1,416,239.43****5. Total of Part 1.**

Add lines 2 through 4 (including amounts on any additional sheets). Copy the total to line 80.

\$1,461,456.43**Part 2: Deposits and Prepayments****6. Does the debtor have any deposits or prepayments?**

- ☐ No. Go to Part 3.
☒ Yes Fill in the information below.

7. Deposits, including security deposits and utility deposits

Description, including name of holder of deposit

8. Prepayments, including prepayments on executory contracts, leases, insurance, taxes, and rent

Description, including name of holder of prepayment

Debtor Chicago South Loop Hotel Owner, LLC
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8.1. Real Estate Tax Escrow with Rialto Rialto Capital Advisors, LLC \$419,959.41

9. **Total of Part 2.**

Add lines 7 through 8. Copy the total to line 81.

\$419,959.41

Part 3: Accounts receivable

10. Does the debtor have any accounts receivable?

- ☒ No. Go to Part 4.
☐ Yes Fill in the information below.

Part 4: Investments

13. Does the debtor own any investments?

- ☒ No. Go to Part 5.
☐ Yes Fill in the information below.

Part 5: Inventory, excluding agriculture assets

18. Does the debtor own any inventory (excluding agriculture assets)?

- ☒ No. Go to Part 6.
☐ Yes Fill in the information below.

Part 6: Farming and fishing-related assets (other than titled motor vehicles and land)

27. Does the debtor own or lease any farming and fishing-related assets (other than titled motor vehicles and land)?

- ☒ No. Go to Part 7.
☐ Yes Fill in the information below.

Part 7: Office furniture, fixtures, and equipment; and collectibles

38. Does the debtor own or lease any office furniture, fixtures, equipment, or collectibles?

- ☐ No. Go to Part 8.
☒ Yes Fill in the information below.

	General description	Net book value of debtor's interest (Where available)	Valuation method used for current value	Current value of debtor's interest
39.	Office furniture Misc. office furniture	Unknown		\$22,000.00
40.	Office fixtures			
41.	Office equipment, including all computer equipment and communication systems equipment and software Misc. office equipment	Unknown		\$23,000.00

42. **Collectibles** Examples: Antiques and figurines; paintings, prints, or other artwork; books, pictures, or other art objects; china and crystal; stamp, coin, or baseball card collections; other collections, memorabilia, or collectibles

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43. **Total of Part 7.**

Add lines 39 through 42. Copy the total to line 86.

\$45,000.00

44. **Is a depreciation schedule available for any of the property listed in Part 7?**

- ☒ No
☐ Yes

45. **Has any of the property listed in Part 7 been appraised by a professional within the last year?**

- ☒ No
☐ Yes

Part 8: Machinery, equipment, and vehicles

46. **Does the debtor own or lease any machinery, equipment, or vehicles?**

- ☐ No. Go to Part 9.
☒ Yes Fill in the information below.

General description

Include year, make, model, and identification numbers (i.e., VIN, HIN, or N-number)

Net book value of debtor's interest
(Where available)

Valuation method used for current value

Current value of debtor's interest

47. **Automobiles, vans, trucks, motorcycles, trailers, and titled farm vehicles**

48. **Watercraft, trailers, motors, and related accessories** *Examples: Boats, trailers, motors, floating homes, personal watercraft, and fishing vessels*

49. **Aircraft and accessories**

50. **Other machinery, fixtures, and equipment (excluding farm machinery and equipment)**

Laundry Machines, Mechanicals and Restaurant

\$0.00

Replacement

\$225,000.00

51. **Total of Part 8.**

Add lines 47 through 50. Copy the total to line 87.

\$225,000.00

52. **Is a depreciation schedule available for any of the property listed in Part 8?**

- ☒ No
☐ Yes

53. **Has any of the property listed in Part 8 been appraised by a professional within the last year?**

- ☒ No
☐ Yes

Part 9: Real property

54. **Does the debtor own or lease any real property?**

- ☐ No. Go to Part 10.
☒ Yes Fill in the information below.

55. **Any building, other improved real estate, or land which the debtor owns or in which the debtor has an interest**

Description and location of property

Include street address or other description such as Assessor Parcel Number (APN), and type of property (for example, acreage, factory, warehouse,

Nature and extent of debtor's interest in property

Net book value of debtor's interest
(Where available)

Valuation method used for current value

Current value of debtor's interest

Debtor **Chicago South Loop Hotel Owner, LLC**

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apartment or office building, if available.

55.1. **2600 S. State Street,
Chicago Illinois (also
identified as 11 W
26th Street Chicago,
Illinois)
PIN:
17-28-409-006-0000**

Fee Simple

\$0.00

Appraisal

\$19,000,000.00

55.2. **2623 S. Dearborn St,
Chicago, Illinois
(Parking Lot)
PIN:
17-28-410-002-0000
Parking lot value
included in Hotel
valuation**

Fee Simple

\$0.00

Appraisal

\$0.00

55.3. **2639 S. Dearborn
Street, Chicago, IL
(Parking Lot)
PIN:
17-28-410-004-0000
Parking lot value
included in Hotel
valuation**

Fee Simple

\$0.00

Appraisal

\$0.00

55.4. **2631 S. Dearborn
Stret, Chicago, IL
(Parking Lot)
PIN:
17-28-410-003-0000
Parking lot value
included in Hotel
valuation**

Fee Simple

\$0.00

Appraisal

\$0.00

55.5. **2621 S. Dearborn
Street, Chicago,
Illinois (Parking Lot)
PIN:
17-28-410-014-0000
Parking lot value
included in Hotel
valuation**

Fee Simple

\$0.00

Appraisal

\$0.00

56. **Total of Part 9.**

Add the current value on lines 55.1 through 55.6 and entries from any additional sheets.
Copy the total to line 88.

\$19,000,000.00

57. **Is a depreciation schedule available for any of the property listed in Part 9?**

☒ No

☐ Yes

58. **Has any of the property listed in Part 9 been appraised by a professional within the last year?**

☒ No

☐ Yes

Debtor Chicago South Loop Hotel Owner, LLC
NameCase number (If known) 23-02595**Part 10: Intangibles and intellectual property**

59. Does the debtor have any interests in intangibles or intellectual property?

- ☐ No. Go to Part 11.
- ☒ Yes Fill in the information below.

	General description	Net book value of debtor's interest (Where available)	Valuation method used for current value	Current value of debtor's interest
60.	Patents, copyrights, trademarks, and trade secrets			
61.	Internet domain names and websites			
62.	Licenses, franchises, and royalties Liquor license - full tavern	\$0.00	N/A	\$50,000.00

63. Customer lists, mailing lists, or other compilations

64. Other intangibles, or intellectual property

65. Goodwill

66. Total of Part 10.

Add lines 60 through 65. Copy the total to line 89.

\$50,000.00

67. Do your lists or records include personally identifiable information of customers (as defined in 11 U.S.C. §§ 101(41A) and 107?)

- ☒ No
- ☐ Yes

68. Is there an amortization or other similar schedule available for any of the property listed in Part 10?

- ☒ No
- ☐ Yes

69. Has any of the property listed in Part 10 been appraised by a professional within the last year?

- ☒ No
- ☐ Yes

Part 11: All other assets

70. Does the debtor own any other assets that have not yet been reported on this form?

Include all interests in executory contracts and unexpired leases not previously reported on this form.

- ☐ No. Go to Part 12.
- ☒ Yes Fill in the information below.

		Current value of debtor's interest
71.	Notes receivable Description (include name of obligor)	
72.	Tax refunds and unused net operating losses (NOLs) Description (for example, federal, state, local) Currently under evaluation. Upon information and belief, there are unused net operating losses for tax years 2020-2022	Unknown
	Tax year	

73. Interests in insurance policies or annuities

Debtor Chicago South Loop Hotel Owner, LLC
Name

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74. **Causes of action against third parties (whether or not a lawsuit has been filed)**
Potential lawsuit related to corporate theft against Premier Hospitality and Piers Fountis **\$3,000,000.00**
Nature of claim Potential Lawsuit
Amount requested \$3,000,000.00

75. **Other contingent and unliquidated claims or causes of action of every nature, including counterclaims of the debtor and rights to set off claims**
Potential cause of action against Rialto Capital Advisors, LLC for business interruption, As demands of forced cash management program was cuse of default **\$950,000.00**
Nature of claim under investigation
Amount requested \$950,000.00

76. **Trusts, equitable or future interests in property**

77. **Other property of any kind not already listed** *Examples: Season tickets, country club membership*
Hotel furnishings for 232 room hotel: Beds, TV's, dressers, desks, sofas, chairs, bathroom soaps, linens, pillows **\$600,000.00**

78. **Total of Part 11.** **\$4,550,000.00**
Add lines 71 through 77. Copy the total to line 90.

79. **Has any of the property listed in Part 11 been appraised by a professional within the last year?**
☒ No
☐ Yes

Debtor Chicago South Loop Hotel Owner, LLC
Name

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Part 12: Summary

In Part 12 copy all of the totals from the earlier parts of the form

Type of property	Current value of personal property	Current value of real property
80. Cash, cash equivalents, and financial assets. <i>Copy line 5, Part 1</i>	<u>\$1,461,456.43</u>	
81. Deposits and prepayments. <i>Copy line 9, Part 2.</i>	<u>\$419,959.41</u>	
82. Accounts receivable. <i>Copy line 12, Part 3.</i>	<u>\$0.00</u>	
83. Investments. <i>Copy line 17, Part 4.</i>	<u>\$0.00</u>	
84. Inventory. <i>Copy line 23, Part 5.</i>	<u>\$0.00</u>	
85. Farming and fishing-related assets. <i>Copy line 33, Part 6.</i>	<u>\$0.00</u>	
86. Office furniture, fixtures, and equipment; and collectibles. <i>Copy line 43, Part 7.</i>	<u>\$45,000.00</u>	
87. Machinery, equipment, and vehicles. <i>Copy line 51, Part 8.</i>	<u>\$225,000.00</u>	
88. Real property. <i>Copy line 56, Part 9.....></i>		<u>\$19,000,000.00</u>
89. Intangibles and intellectual property. <i>Copy line 66, Part 10.</i>	<u>\$50,000.00</u>	
90. All other assets. <i>Copy line 78, Part 11.</i>	<u>+ \$4,550,000.00</u>	
91. Total. Add lines 80 through 90 for each column	<u>\$6,751,415.84</u>	+ 91b. <u>\$19,000,000.00</u>
92. Total of all property on Schedule A/B. Add lines 91a+91b=92		<u>\$25,751,415.84</u>

Fill in this information to identify the case:

Debtor name **Chicago South Loop Hotel Owner, LLC**

United States Bankruptcy Court for the: **NORTHERN DISTRICT OF ILLINOIS**

Case number (if known) **23-02595**

☐ Check if this is an amended filing

Official Form 206D

Schedule D: Creditors Who Have Claims Secured by Property

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Be as complete and accurate as possible.

1. Do any creditors have claims secured by debtor's property?

- ☐ No. Check this box and submit page 1 of this form to the court with debtor's other schedules. Debtor has nothing else to report on this form.
- ☒ Yes. Fill in all of the information below.

Part 1: List Creditors Who Have Secured Claims

2. List in alphabetical order all creditors who have secured claims. If a creditor has more than one secured claim, list the creditor separately for each claim.

		Column A Amount of claim Do not deduct the value of collateral.	Column B Value of collateral that supports this claim	
2.1	Cook County Treasurer <small>Creditor's Name</small> 118 N. Clark Chicago, IL 60602 <small>Creditor's mailing address</small> <small>Creditor's email address, if known</small> Date debt was incurred Last 4 digits of account number 4000 Do multiple creditors have an interest in the same property? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes. Specify each creditor, including this creditor and its relative priority. 1. Rialto Capital Advisors, LLC 2. Cook County Treasurer 3. Schmidt Salzman & Moran, Ltd.	Describe debtor's property that is subject to a lien 2600 S. State Street, Chicago Illinois (also identified as 11 W 26th Street Chicago, Illinois) PIN: 17-28-409-006-0000 Describe the lien Real Estate Taxes Is the creditor an insider or related party? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes Is anyone else liable on this claim? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes. Fill out <i>Schedule H: Codebtors</i> (Official Form 206H) As of the petition filing date, the claim is: Check all that apply <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed	\$81,759.92	\$19,000,000.00

2.2	Cook County Treasurer <small>Creditor's Name</small> 118 N. Clark Chicago, IL 60602 <small>Creditor's mailing address</small> <small>Creditor's email address, if known</small>	Describe debtor's property that is subject to a lien 2600 S. State Street, Chicago Illinois (also identified as 11 W 26th Street Chicago, Illinois) PIN: 17-28-409-006-000 Describe the lien Real Estate Taxes Is the creditor an insider or related party? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes Is anyone else liable on this claim?	\$1,178.53	\$17,000,000.00
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Debtor **Chicago South Loop Hotel Owner, LLC** Case number (if known) **23-02595**
Name

Date debt was incurred

☒ No

☐ Yes. Fill out *Schedule H: Codebtors* (Official Form 206H)

Last 4 digits of account number

3000

Do multiple creditors have an interest in the same property?

☒ No

☐ Yes. Specify each creditor, including this creditor and its relative priority.

As of the petition filing date, the claim is:

Check all that apply

☐ Contingent

☐ Unliquidated

☐ Disputed

2.3 Cook County Treasurer

Creditor's Name

**118 N. Clark
Chicago, IL 60602**

Creditor's mailing address

Creditor's email address, if known

Date debt was incurred

Last 4 digits of account number

4000

Do multiple creditors have an interest in the same property?

☒ No

☐ Yes. Specify each creditor, including this creditor and its relative priority.

Describe debtor's property that is subject to a lien

**2600 S. State Street, Chicago Illinois (also identified as 11 W 26th Street Chicago, Illinois)
PIN: 17-28-409-006-000**

\$3,536.46

\$17,000,000.00

Describe the lien

Real Estate Taxes

Is the creditor an insider or related party?

☒ No

☐ Yes

Is anyone else liable on this claim?

☒ No

☐ Yes. Fill out *Schedule H: Codebtors* (Official Form 206H)

As of the petition filing date, the claim is:

Check all that apply

☐ Contingent

☐ Unliquidated

☐ Disputed

2.4 Cook County Treasurer

Creditor's Name

**118 N. Clark
Chicago, IL 60602**

Creditor's mailing address

Creditor's email address, if known

Date debt was incurred

Last 4 digits of account number

6000

Do multiple creditors have an interest in the same property?

☒ No

☐ Yes. Specify each creditor, including this creditor and its relative priority.

Describe debtor's property that is subject to a lien

**2600 S. State Street, Chicago Illinois (also identified as 11 W 26th Street Chicago, Illinois)
PIN: 17-28-409-006-000**

\$206,835.87

\$17,000,000.00

Describe the lien

Real Estate Taxes

Is the creditor an insider or related party?

☒ No

☐ Yes

Is anyone else liable on this claim?

☒ No

☐ Yes. Fill out *Schedule H: Codebtors* (Official Form 206H)

As of the petition filing date, the claim is:

Check all that apply

☐ Contingent

☐ Unliquidated

☐ Disputed

2.5 Cook County Treasurer

Describe debtor's property that is subject to a lien

\$3,588.16

\$17,000,000.00

Debtor Chicago South Loop Hotel Owner, LLC <hr/> Name <hr/> Creditor's Name <hr/> 118 N. Clark Chicago, IL 60602 <hr/> Creditor's mailing address <hr/> <hr/> Creditor's email address, if known <hr/> Date debt was incurred <hr/> Last 4 digits of account number 2000 <hr/> Do multiple creditors have an interest in the same property? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes. Specify each creditor, including this creditor and its relative priority. <hr/>	Case number (if known) 23-02595 <hr/> 2600 S. State Street, Chicago Illinois (also identified as 11 W 26th Street Chicago, Illinois) PIN: 17-28-409-006-000 <hr/> Describe the lien Real Estate Taxes <hr/> Is the creditor an insider or related party? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes Is anyone else liable on this claim? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes. Fill out <i>Schedule H: Codebtors</i> (Official Form 206H) <hr/> As of the petition filing date, the claim is: Check all that apply <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed <hr/>
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2.6	Rialto Capital Advisors, LLC <hr/> Creditor's Name <hr/> c/o RA C T Corporation System 208 S. LaSalle Street, Suite 814 Chicago, IL 60604 <hr/> Creditor's mailing address <hr/> <hr/> Creditor's email address, if known <hr/> Date debt was incurred <hr/> Last 4 digits of account number <hr/> Do multiple creditors have an interest in the same property? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes. Specify each creditor, including this creditor and its relative priority. Specified on line 2.1 <hr/>	Describe debtor's property that is subject to a lien 2600 S. State Street, Chicago Illinois (also identified as 11 W 26th Street Chicago, Illinois) 2600 S State street hotel building 2623 S Dearborn Parking lot 2639 S Dearborn Parking lot 2631 S Dearborn Parking) <hr/> Describe the lien First Mortgage <hr/> Is the creditor an insider or related party? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes Is anyone else liable on this claim? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes. Fill out <i>Schedule H: Codebtors</i> (Official Form 206H) <hr/> As of the petition filing date, the claim is: Check all that apply <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed <hr/>	\$5,069,611.71 <hr/>	\$19,000,000.00 <hr/>
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2.7	Schmidt Salzman & Moran, Ltd. <hr/> Creditor's Name <hr/> 111 W. Washington St, Suite 1300 Chicago, IL 60602 <hr/> Creditor's mailing address <hr/>	Describe debtor's property that is subject to a lien 2600 S. State Street, Chicago Illinois (also identified as 11 W 26th Street Chicago, Illinois) PIN: 17-28-409-006-0000 <hr/> Describe the lien Mechanic's Lien <hr/> Is the creditor an insider or related party? <input checked="" type="checkbox"/> No 	\$37,142.33 <hr/>	\$19,000,000.00 <hr/>
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Debtor **Chicago South Loop Hotel Owner, LLC**

Case number (if known) **23-02595**

Name

Creditor's email address, if known

☐ Yes

Is anyone else liable on this claim?

Date debt was incurred

☒ No

7/13/2021

☐ Yes. Fill out *Schedule H: Codebtors* (Official Form 206H)

Last 4 digits of account number

Do multiple creditors have an interest in the same property?

☐ No

☒ Yes. Specify each creditor, including this creditor and its relative priority.

Specified on line 2.1

As of the petition filing date, the claim is:

Check all that apply

☐ Contingent

☐ Unliquidated

☒ Disputed

3. Total of the dollar amounts from Part 1, Column A, including the amounts from the Additional Page, if any.

\$5,403,652.9
8

Part 2: List Others to Be Notified for a Debt Already Listed in Part 1

List in alphabetical order any others who must be notified for a debt already listed in Part 1. Examples of entities that may be listed are collection agencies, assignees of claims listed above, and attorneys for secured creditors.

If no others need to be notified for the debts listed in Part 1, do not fill out or submit this page. If additional pages are needed, copy this page.

Name and address

On which line in Part 1 did you enter the related creditor?

Last 4 digits of account number for this entity

U.S. Bank N.A.
c/o Bryan Cave Leighton Paisner LLP
161 N. Clark St., Suite 4300
Chicago, IL 60601

Line **2.6**

Fill in this information to identify the case:

Debtor name **Chicago South Loop Hotel Owner, LLC**

United States Bankruptcy Court for the: **NORTHERN DISTRICT OF ILLINOIS**

Case number (if known) **23-02595**

☐ Check if this is an amended filing

Official Form 206E/F

Schedule E/F: Creditors Who Have Unsecured Claims

12/15

Be as complete and accurate as possible. Use Part 1 for creditors with PRIORITY unsecured claims and Part 2 for creditors with NONPRIORITY unsecured claims. List the other party to any executory contracts or unexpired leases that could result in a claim. Also list executory contracts on *Schedule A/B: Assets - Real and Personal Property* (Official Form 206A/B) and on *Schedule G: Executory Contracts and Unexpired Leases* (Official Form 206G). Number the entries in Parts 1 and 2 in the boxes on the left. If more space is needed for Part 1 or Part 2, fill out and attach the Additional Page of that Part included in this form.

Part 1: List All Creditors with PRIORITY Unsecured Claims

1. Do any creditors have priority unsecured claims? (See 11 U.S.C. § 507).

☐ No. Go to Part 2.

☒ Yes. Go to line 2.

2. List in alphabetical order all creditors who have unsecured claims that are entitled to priority in whole or in part. If the debtor has more than 3 creditors with priority unsecured claims, fill out and attach the Additional Page of Part 1.

			Total claim	Priority amount
2.1	Priority creditor's name and mailing address Illinois Department of Revenue PO Box 19035 Springfield, IL 62794	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input checked="" type="checkbox"/> Disputed	\$289,569.25	\$289,569.25
	Date or dates debt was incurred 2022	Basis for the claim:		
	Last 4 digits of account number Specify Code subsection of PRIORITY unsecured claim: 11 U.S.C. § 507(a) (8)	Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes		
2.2	Priority creditor's name and mailing address Internal Revenue Service PO Box 7346 Philadelphia, PA 19101-7346	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed	\$0.00	\$0.00
	Date or dates debt was incurred	Basis for the claim: For Notice Only		
	Last 4 digits of account number Specify Code subsection of PRIORITY unsecured claim: 11 U.S.C. § 507(a) (8)	Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes		

Part 2: List All Creditors with NONPRIORITY Unsecured Claims

3. List in alphabetical order all of the creditors with nonpriority unsecured claims. If the debtor has more than 6 creditors with nonpriority unsecured claims, fill out and attach the Additional Page of Part 2.

Amount of claim

Debtor Name	Chicago South Loop Hotel Owner, LLC	Case number (if known)	23-02595
3.1	Nonpriority creditor's name and mailing address Allbridge PO Box 638671 Indianapolis, IN 46283 Date(s) debt was incurred <u>10/2022</u> Last 4 digits of account number <u> </u>	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: <u> </u> Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	\$22,525.41
3.2	Nonpriority creditor's name and mailing address AT&T Attn: Bankruptcy PO Box 769 Arlington, TX 76004 Date(s) debt was incurred <u> </u> Last 4 digits of account number <u> </u>	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: <u> </u> Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	\$2,669.33
3.3	Nonpriority creditor's name and mailing address City of Chicago - Dept, of Water 121 N. LaSalle, Room 107 Chicago, IL 60602 Date(s) debt was incurred <u> </u> Last 4 digits of account number <u>4023</u>	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: <u> </u> Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	\$31,799.73
3.4	Nonpriority creditor's name and mailing address ComEd Customer Correspondence Group PO Box 87522 Chicago, IL 60680 Date(s) debt was incurred <u> </u> Last 4 digits of account number <u>6023</u>	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: <u> </u> Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	\$85,000.00
3.5	Nonpriority creditor's name and mailing address ComEd Customer Correspondence Group PO Box 87522 Chicago, IL 60680 Date(s) debt was incurred <u> </u> Last 4 digits of account number <u>5199</u>	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: <u> </u> Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	\$375.63
3.6	Nonpriority creditor's name and mailing address Department of Business Affairs City Hall Room 800 121 N. LaSalle St. Chicago, IL 60602 Date(s) debt was incurred <u>1/1/23</u> Last 4 digits of account number <u>6641</u>	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input checked="" type="checkbox"/> Disputed Basis for the claim: <u> </u> Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	\$103,288.80
3.7	Nonpriority creditor's name and mailing address Fox Valley Fire and Safety 2730 Pinnavle Dr Elgin, IL 60124 Date(s) debt was incurred <u>2/1/23</u> Last 4 digits of account number <u>8437</u>	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: <u> </u> Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	\$379.20

Debtor	Chicago South Loop Hotel Owner, LLC <small>Name</small>	Case number (if known)	23-02595
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3.8	Nonpriority creditor's name and mailing address Hunt Insurance Agency 12000 S. Harlem Palos Heights, IL 60463 Date(s) debt was incurred <u>2/27/23</u> Last 4 digits of account number <u>4696</u>	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: ____ Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	\$49,174.81
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3.9	Nonpriority creditor's name and mailing address Lauzen Accounting 27W430 Warrenville Rd Warrenville, IL 60555 Date(s) debt was incurred <u>2022</u> Last 4 digits of account number ____	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: ____ Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	\$9,107.60
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3.10	Nonpriority creditor's name and mailing address Louis Dodd c/o Meltzer Purtil & Stelle LLC 300 S. Wacker Dr, Suite 2300 Chicago, IL 60606 Date(s) debt was incurred ____ Last 4 digits of account number ____	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: ____ Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	\$0.00
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3.11	Nonpriority creditor's name and mailing address McCarthy Burgess & Wolfe 26000 Cannon Road Bedford, OH 44146 Date(s) debt was incurred ____ Last 4 digits of account number <u>5842</u>	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: ____ Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	\$9,499.35
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3.12	Nonpriority creditor's name and mailing address Peoples Gas C/O Bankruptcy Department 130 E. Randolph Dr Chicago, IL 60602 Date(s) debt was incurred ____ Last 4 digits of account number ____	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: ____ Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	\$627.36
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3.13	Nonpriority creditor's name and mailing address Pinnacle Communications 19821 Executive Oak Cr Germantown, MD 20874 Date(s) debt was incurred ____ Last 4 digits of account number <u>4431</u>	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: ____ Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	\$770.31
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3.14	Nonpriority creditor's name and mailing address SBC Waste PO Box 7410422 Chicago, IL 60674 Date(s) debt was incurred <u>2/6/23</u> Last 4 digits of account number <u>5380</u>	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: ____ Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	\$3,975.96
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Debtor	Chicago South Loop Hotel Owner, LLC <small>Name</small>	Case number (if known)	23-02595
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3.15	Nonpriority creditor's name and mailing address SBC Waste Solutions, Inc. PO Box 7410422 Chicago, IL 60674-0422 Date(s) debt was incurred <u> </u> Last 4 digits of account number <u>5380</u>	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: <u> </u> Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	\$4,805.44
3.16	Nonpriority creditor's name and mailing address Siegel & Callahan 1 N Franklin Chicago, IL 60606 Date(s) debt was incurred <u>05/29/2019</u> Last 4 digits of account number <u> </u>	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: <u> </u> Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	\$49,467.00
3.17	Nonpriority creditor's name and mailing address Small Business Administration 801 Tom Marton Dr Suite 120 Birmingham, AL 35211 Date(s) debt was incurred <u> </u> Last 4 digits of account number <u> </u>	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input checked="" type="checkbox"/> Disputed Basis for the claim: <u> </u> Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	\$2,000,000.00
3.18	Nonpriority creditor's name and mailing address TA Connections PO Box 74008563 Chicago, IL 60674 Date(s) debt was incurred <u>11/8/2021</u> Last 4 digits of account number <u>W012</u>	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: <u> </u> Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	\$2,056.00
3.19	Nonpriority creditor's name and mailing address Wyndham Hotels c/o RA Corporate Creations Network 350 S. Northwest Highway, #300 Park Ridge, IL 60068 Date(s) debt was incurred <u>10/2022</u> Last 4 digits of account number <u> </u>	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: <u> </u> Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	\$36,280.78

Part 3: List Others to Be Notified About Unsecured Claims

4. List in alphabetical order any others who must be notified for claims listed in Parts 1 and 2. Examples of entities that may be listed are collection agencies, assignees of claims listed above, and attorneys for unsecured creditors.

If no others need to be notified for the debts listed in Parts 1 and 2, do not fill out or submit this page. If additional pages are needed, copy the next page.

	Name and mailing address	On which line in Part1 or Part 2 is the related creditor (if any) listed?	Last 4 digits of account number, if any
4.1	AT&T CFM Processing 4513 Western Avenue Lisle, IL 60512	Line <u>3.2</u> <input type="checkbox"/> Not listed. Explain <u> </u>	<u> </u>
4.2	City of Chicago - Dept, of Financia PO Box 6330 Chicago, IL 60680	Line <u>3.3</u> <input type="checkbox"/> Not listed. Explain <u> </u>	<u> </u>

Debtor Chicago South Loop Hotel Owner, LLC		Case number (if known) 23-02595
Name		
Name and mailing address		On which line in Part 1 or Part 2 is the related creditor (if any) listed?
		Last 4 digits of account number, if any
4.3	Commonwealth Edison PO Box 6111 Carol Stream, IL 60197	Line 3.4 <input type="checkbox"/> Not listed. Explain _____
4.4	Commonwealth Edison PO Box 6111 Carol Stream, IL 60197	Line 3.5 <input type="checkbox"/> Not listed. Explain _____
4.5	Louis P. Dodd 6306 N. Cicero Chicago, IL 60646	Line 3.10 <input type="checkbox"/> Not listed. Explain _____
4.6	Peoples Gas PO Box 6050 Carol Stream, IL 60197	Line 3.12 <input type="checkbox"/> Not listed. Explain _____

Part 4: Total Amounts of the Priority and Nonpriority Unsecured Claims

5. Add the amounts of priority and nonpriority unsecured claims.

5a. Total claims from Part 1

5b. Total claims from Part 2

5c. Total of Parts 1 and 2

Lines 5a + 5b = 5c.

Total of claim amounts	
5a.	\$ 289,569.25
5b. +	\$ 2,411,802.71
5c.	\$ 2,701,371.96

Fill in this information to identify the case:

Debtor name **Chicago South Loop Hotel Owner, LLC**

United States Bankruptcy Court for the: **NORTHERN DISTRICT OF ILLINOIS**

Case number (if known) **23-02595**

☐ Check if this is an amended filing

Official Form 206G

Schedule G: Executory Contracts and Unexpired Leases

12/15

Be as complete and accurate as possible. If more space is needed, copy and attach the additional page, number the entries consecutively.

1. Does the debtor have any executory contracts or unexpired leases?

☐ No. Check this box and file this form with the debtor's other schedules. There is nothing else to report on this form.

☒ Yes. Fill in all of the information below even if the contacts of leases are listed on *Schedule A/B: Assets - Real and Personal* (Official Form 206A/B).

Property

2. List all contracts and unexpired leases

State the name and mailing address for all other parties with whom the debtor has an executory contract or unexpired lease

2.1. State what the contract or lease is for and the nature of the debtor's interest

State the term remaining

List the contract number of any government contract

**Flag Hotels franchise Wyndham Hotel
c/o RA Corporate Creations Network
350 S. Northwest Highway, #300
Park Ridge, IL 60068**

2.2. State what the contract or lease is for and the nature of the debtor's interest

State the term remaining

List the contract number of any government contract

**Premier Hospitality LLC
8150 W. 111th Street
Palos Hills, IL 60465**

Fill in this information to identify the case:

Debtor name **Chicago South Loop Hotel Owner, LLC**

United States Bankruptcy Court for the: **NORTHERN DISTRICT OF ILLINOIS**

Case number (if known) **23-02595**

☐ Check if this is an amended filing

Official Form 206H

Schedule H: Your Codebtors

12/15

Be as complete and accurate as possible. If more space is needed, copy the Additional Page, numbering the entries consecutively. Attach the Additional Page to this page.

1. Do you have any codebtors?

☐ No. Check this box and submit this form to the court with the debtor's other schedules. Nothing else needs to be reported on this form.

☒ Yes

2. In Column 1, list as codebtors all of the people or entities who are also liable for any debts listed by the debtor in the schedules of creditors, Schedules D-G. Include all guarantors and co-obligors. In Column 2, identify the creditor to whom the debt is owed and each schedule on which the creditor is listed. If the codebtor is liable on a debt to more than one creditor, list each creditor separately in Column 2.

Column 1: **Codebtor**

Column 2: **Creditor**

Name

Mailing Address

Name

Check all schedules that apply:

2.1 **Louis P. Dodd**

**6306 N. Cicero
Chicago, IL 60646**

**Rialto Capital
Advisors, LLC**

☒ D **2.6**
☐ E/F _____
☐ G _____

2.2 **Vickie White**

**c/o Law Offices of J. Mark Lukanich
7270 W. College Drm Suite 101
Palos Heights, IL 60463**

**Rialto Capital
Advisors, LLC**

☒ D **2.6**
☐ E/F _____
☐ G _____